

INFILL INDUSTRIAL

with Fenced Yard and Rail

For Sale or Lease
1455 E. 62nd Avenue, Denver, Colorado 80216



NEWMARK

TOTAL SIZE

170,223 SF

SITE

13.34 Acres

SALES PRICE

Contact Broker

LEASE RATE

Contact Broker

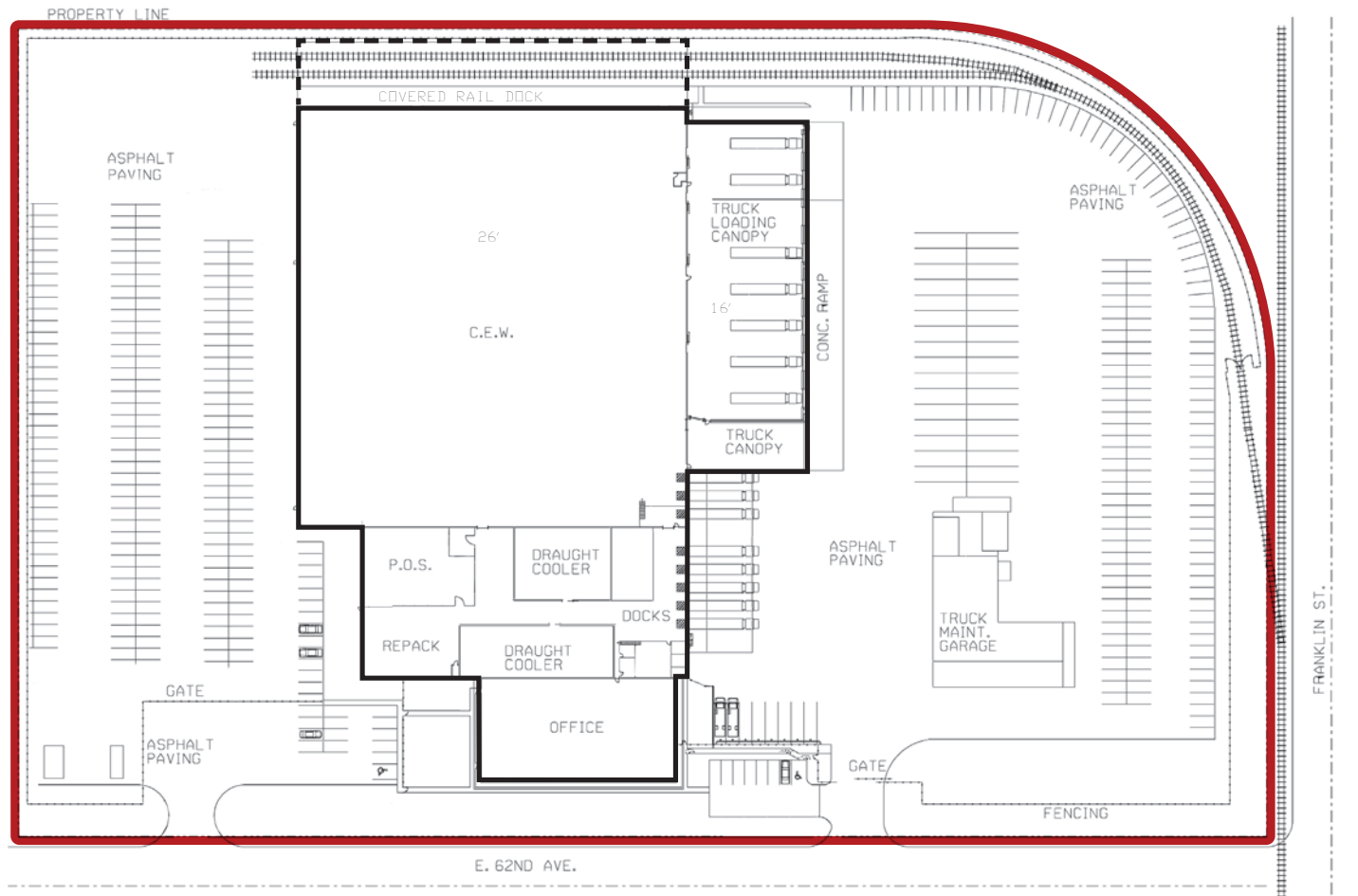
OCCUPANCY

Available Now

PROPERTY HIGHLIGHTS

- Over 106,000 SF of cold storage warehouse, however would be suitable for a broad range of warehousing and manufacturing uses
- Large fenced and paved site which allows for outside storage
- Truck Maintenance Facility on 2.6 Acres may be Leased Separately
- Central Denver location
- Easy access to I-25, I-70, I-270, I-76 and US-36
- Located in Opportunity and Enterprise Zones



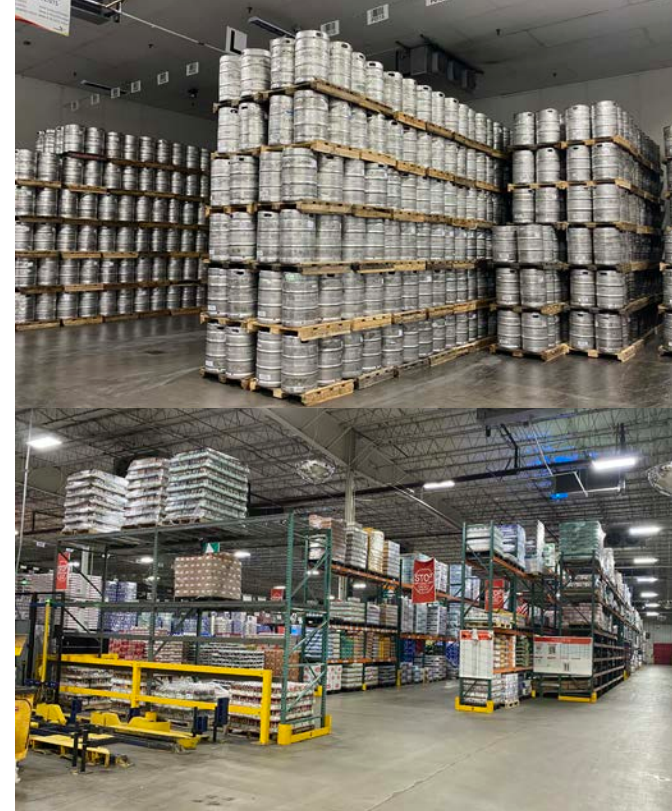


PROPERTY DETAILS

Main Building: 162,644 SF
Office: 16,272 SF
Warehouse: 146,372 SF
Cold Storage: 96,889 SF @ 60°
Cooler: 9,471 SF @ 36°
Dry Warehouse: 40,012 SF
Service Building: 7,579 SF
Site Size: 13.34 Acres
Clear Height: 24' - 26'
Sprinkler: Wet & Dry Systems

Loading (Main): Dock Doors
 8 with Levelers
 Drive-In Doors
 8 (14' x 14')
 1 (8' x 10')
 1 (10' x 8')
 Rail Doors
 3 (10' x 12') along two
 Covered Rail Spurs
Loading (Service): Drive-through with Wash Bay

Electrical: 277/480 V, 1,600 Amps
Site: Fenced, Paved & Secured
Zoning: I-2
Rail: Denver Rock Island Railroad
 (access to UP & BNSF)
Year Built: 1983
County: Unincorporated Adams
2024 RE Taxes: \$430,644.16 (\$2.53/SF)







For information, please contact:

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